

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 4 (BLOCK 14, Lots 1-32) &
FINAL DEVELOPMENT PLAN 5 (PARTIAL BLOCK 26, Lots 1-19)
SUPERIOR TOWN CENTER FILING 1B REPLAT 5 AND BLOCK 14 1.469 ACRES
SITUATED IN THE NW 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF
THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

STC METROPOLITAN DISTRICT #1

PLAN NARRATIVE – ADDENDUM FOR BOARD HEARING #3
Narrative Rationale / Description of the Proposal

July 9, 2018

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Response to Comments and Concerns from Town Board Hearing #2 on 5/29/18

As follow up to the hearing that was held on 5/29/18, we have incorporated the changes listed below to address the concerns raised by the Board.

- **New Product Type:** We have integrated a new product type on Block 26 – a 2-story tall rowhome product. This is intended to address concerns with building massing adjacent to the neighbors.
- **Site Plan:** The 2-story product type has replaced the 3-story stacked townhomes originally designed on Block 26, fronting onto Discovery Parkway. This will allow a transition of building height into the project, following the topography sloping down into the site.
- **Building Height:** The 3-story stacked townhomes have been designed to comply with 32-foot building height. Floor plates have been analyzed, and past projects have been evaluated to verify functionality and livability.

New Product Type

At the last Town Board Hearing on May 29th, there was reference to the architectural design of residential product type shown on the Thrive website. Based on comments from the Town Board, we have introduced 2-story rowhomes on Block 26 to replace the 3-story townhomes that were originally shown in this location. The rowhomes will be in the modern farmhouse elevation style with a masonry base. The integration of this new product type will facilitate a transition – both in scale and architectural design – from the 2-story single family product type to the south and west, to the 2-story rowhome product type fronting on Discovery Parkway, and down the hill to the 3-story stacked townhomes on Block 14. The two-story rowhomes will come in at about 31'-9" in height due to the steeper roof slopes and in compliance with the PD Amendment. Below are example images of the new 2-story homes.





Site Plan

As referenced above, the site plan has been modified to accommodate the 2-story rowhome product on Block 26 fronting on Discovery Parkway. These units have a deeper building footprint and slightly different lot width and slight modifications had to be made to the alley configuration in order to fit these homes within the site and still accommodate surrounding easements as well as the Remington lots to the south. Overall, the site plan changes are minimal and we believe this is a strong improvement to the overall site plan and product mix. This re-design addresses the comments from the Town Board, the concerns from the neighbors, and it integrates into the surrounding urban design and residential character of the community.

On Block 14, the 3-story stacked townhomes (31'-9 1/8" tall) will serve as a transition into the urban core. Across the street, the maximum height is 55-feet, and the PD Amendment #3 represents building height transitions / transect towards the denser areas of the main street. In response to comments received from the Town Board, 3-story homes have been integrated into the site plan in the area fronting onto the Village Green to provide a better edge for the park. These homes will be set back from the right-of-way in order to facilitate a transition to the park. Block 14 has been designed to connect with the surrounding community. While several iterations of site plans were evaluated (over 12 new conceptual layouts were tested for this block) the central green configuration is still the best option. This design is the most efficient and it is also supported in multiple sections of the Superior Town Center Design Guidelines Supplement to P.D. Amendment.

Images from the Design Guidelines Supplement are provided below for reference.



Thrive Home Builders has built townhomes that front onto a central green many times in the past. These site designs have been tremendously successful and the homeowners have told us that they love living in these areas. Below are some example images of homes that front onto a central green (note that these buildings are taller than 32-feet, but the dimension of the central green and the distance between homes is the same).





Plants from the Town of Superior approved plant list have been specified to promote plant diversity. The landscape plan is primarily composed of low-water use plant species. Some medium-water use trees species have been specified to provide variety and take advantage of more narrow growth habits in smaller planting areas. The concept aims to maximize color throughout the seasons and integrate plants that have long blooming periods. Spaces have been designed to provide structure with ornamental grasses that will provide an aesthetic edge in front of homes yet keep walkways clear. Showy perennials have also been used for extra visual interest at entrances.

Building Height

The height of these homes will integrate into the overall urban design of Downtown Superior and will help to transition from the 2-story homes along the perimeter of the site into the taller buildings within the core of the community. The 3-story homes will have been designed to be total height of 31'-9 1/8" and are in compliance with the PD Amendment.

The architecture for the Downtown Superior project has been designed around a mix of unit types and building configurations. In accordance with Section 8.1 of the STC Design Guidelines, the number of unit types are identified to provide the ability to meet the demands from home buyers in multiple market segments so that a variety of household types are also achieved for the community.

The form and scale of the building architecture reinforces the mixed use, urban character of the streets

and parks. Each of the buildings have been designed to integrate complimentary materials on the buildings to maximize the aesthetic impact. Along the length of the building, the roof forms are broken to accommodate foundation steps and site conditions, which will provide a non-symmetrical shift to the building geometry and offers subtle variation from one building to the next.

The scale, texture and pattern of exterior building materials have been carefully considered by incorporating building components that are appropriately scaled and consistent with the residential character of the design. Color schemes have been designed to provide a consistent relationship, or thread, throughout each of the color schemes (the secondary and tertiary tones) with each scheme punch with a primary tone for a more obvious differentiation between schemes. There are two colors of the same profile of stone that affect the application of the secondary and tertiary body colors. This creates a more distinct variation of color between schemes and, therefore, buildings. The variety of colors per scheme, as well as application strategy differences based on masonry color, allows for a more diverse and sophisticated presentation on the street and the other three sides.

Due to the significant change in topography sloping from south to north, the surrounding properties to the south will not be able to see these homes when the 2-story homes are constructed around the perimeter of the site. The buildings comply with number of stories outlined in the building mass diagram (1-3 stories) and the height of the buildings are oriented between 20-60 feet below the view shed for these two blocks.

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Thrive Home Builders is a local company committed to smart growth, green building and energy efficiency. We remain true to our four core principles: mixed use, mixed income, age diversity, and environmental responsibility. This proposal has been refined and enhanced throughout the entitlement process, and we are confident that these homes will enhance the Downtown Superior project. Thrive will be a committed partner within Downtown Superior, and we look forward to helping the Town achieve a healthy, sustainable and timeless community.